



City of Carmel

CARMEL PLAN COMMISSION AGENDA

(Revised December 9, 2005)

December 20, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1H. Docket No. 05100004 PP: Gateway Pavilion (Center Pointe Crossing)

The applicant seeks plat approval for a commercial subdivision.

The site is located at the southwest corner of Bennett Pkwy & US 421 and is zoned B-3/Business within the US 421 Overlay.

Filed by Jim Shinaver of Nelson & Frankenberger for Heritage RDG, LLC.

2H. Docket No. 05100035 PP: Sanders Plat

The applicant seeks to plat 1 lot on 1.203 acres.

The site is located at 9930 Towne Road and is zoned S1

Filed by Harry Sanders.

3H. Docket No. 05100038: Clarian North Expansion

The applicant seeks to create 1 medical office building, as an addition to the existing Clarian North facility, on 57.950 acres.

The site is located at 11700 North Meridian Street and is zoned PUD (US 31 Overlay District).

Filed by Joseph Scimia of Baker & Daniels for Clarian Health Partners, Inc.

- 4H. **Docket No. 05110020 DP/ADLS: Old Meridian Place**
The applicant seeks to create 129 townhomes on 12 acres.
The site is located at 12852 Old Meridian Street and is zoned OM/SFA.
Filed by Jon Isaacs for Centex Homes.
- 5H. **Docket No. 05110031 CA: West Carmel Marketplace**
The applicant seeks approval of a commitment amendment to allow logo colors for logos, and to allow signage to face 99th street.
The site is located SE of 99th/Michigan Rd and is zoned B3, B2 and is within the US 421 overlay.
Filed by Mary Solada of Bingham McHale for Duke Construction.
- 6H. **Docket No. 05120002 OA: Patch VI – Ordinance Amendment**
The applicant seeks to Amend Chapter 6: Standards of Design and Chapter 9: Plat Certificates, Deed of Dedication of the Carmel Subdivision Control Ordinance.
The applicant seeks to Amend Chapter 3: Definitions; Chapter 5: S-1/Residence District; Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone; Chapter 23F: Carmel Drive - Range Line Road Overlay Zone; Chapter 25: Additional Use Regulations; Chapter 25.07: Sign Ordinance and Appendix A: Schedule of Uses of the Carmel Zoning Ordinance.
Filed by the Carmel Department of Community Services.

I. Old Business

- 1I. **Docket No. 05080039 DP/ADLS: West Carmel Marketplace - Home Depot**
The applicant seeks site plan and building approval.
The site is southeast of 99th St. & Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Home Depot.
- 2I. **Docket No. 05030024 PP: Sweet Charity Estates**
The applicant seeks to plat 20 lots on 38.68 acres with the following subdivision waivers:
The site is located at the 1303 West 116th Street and is zoned S1/Residential
Filed by Paul Reis of Drewry Simmons Vornehm LLP for Nancy Irsay
Docket No. 05110011 SW: 6.03.07—Cul-de-Sac Length
To seek relief from the maximum permitted cul-de-sac length of 600 feet.
The site is located at the 1303 West 116th Street and is zoned S1/Residential
Filed by Paul Reis of Drewry Simmons Vornehm LLP for Nancy Irsay
Docket No. 05110013 SW: 6.03.19 —Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
The site is located at the 1303 West 116th Street and is zoned S1/Residential
Filed by Paul Reis of Drewry Simmons Vornehm LLP for Nancy Irsay

Docket No. 05110014 SW: 6.05.07— Lots located adjacent to arterial, parkway, or collector streets.

To seek relief from houses located adjacent to collector streets/200 foot required separation from collector streets.

The site is located at the 1303 West 116th Street and is zoned S1/Residential

Filed by Paul Reis of Drewry Simmons Vornehm LLP for Nancy Irsay

3I. Docket No. 05100008 CPA: Comp Plan Amendment – Civic Design Policies

The applicant seeks to amend the Carmel/Clay Comprehensive Plan in order to add Civic Design policies.

Filed by the Carmel Department of Community Services.

J. New Business

1J. Docket No. 05120004 ADLS Amend: Medford Place – Signage

The applicant seeks approval for a new sign package.

The site is located SE of 99th/Michigan Rd and is zoned B3, and is within the US 421 overlay.

Filed by Steven G. Hanscom for American Consulting, Inc.

K. Adjournment